178.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,174,500 / 1,174,500
					USE VALUE:	1,174,500 / 1,174,500
					ASSESSED:	1,174,500 / 1,174,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	INGRAM PETER H &
Owner 2:	CRAMTON CHRISTINA
Owner 3:	
Street 1:	14 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROWN KARLA -
Owner 2:	-
Street 1:	14 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,465 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2806 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6465.000	744,700		429,800	1,174,500
Total Card	0.148	744,700		429,800	1,174,500
Total Parcel	0.148	744,700		429,800	1,174,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.57 | /Parcel: 418.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120719

GIS Ref

GIS Ref

Insp Date 07/11/18

!13999!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	744,700	0	6,465.	429,800	1,174,500	1,174,500	Year End Roll	12/18/2019
2019	101	FV	567,100	0	6,465.	429,800	996,900	996,900	Year End Roll	1/3/2019
2018	101	FV	567,100	0	6,465.	362,200	929,300	929,300	Year End Roll	12/20/2017
2017	101	FV	567,100	0	6,465.	331,500	898,600	898,600	Year End Roll	1/3/2017
2016	101	FV	567,100	0	6,465.	282,400	849,500	849,500	Year End	1/4/2016
2015	101	FV	555,300	0	6,465.	245,600	800,900	800,900	Year End Roll	12/11/2014
2014	101	FV	555,300	0	6,465.	227,200	782,500	782,500	Year End Roll	12/16/2013
2013	101	FV	555,300	0	6,465.	216,100	771,400	771,400		12/13/2012

PRINT

Date	Time
12/11/20	03:53:07

LAST REV

Date	Time
12/09/20	14:37:47
danam	

PAT ACCT. 13999

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN KARLA,	65651-275		6/30/2015		1,125,000	No	No		
MACKEY CONSTRUC	47518-301		5/28/2006		795,000	No	No		
MACKEY CONSTRUC	45095-19		4/29/2005	Change>Sale	395,000	No	No		
O`LEARY PAULA	30405-331		7/22/1999	Convenience	1	No	No		
	11996-21		5/12/1971		26,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1247	Solar Pa	25,141	C				
9/6/2018	1283	Insulate	1,278	C				
11/6/2017	2020	Wood Dec	10,000	C				
5/13/2005	382	New Buil	150,000	C		G7	GR FY07	NEW SF COLONIAL
5/12/2005	367	Demoliti	5,000					demo of existing s

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Meas/Inspect	CC	Chris C
5/9/2016	Sales Review	PT	Paul T
10/18/2008	Meas/Inspect	201	PATRIOT
11/25/2006	MLS	HC	Helen Chinal
4/20/2006	Inspected	BR	B Rossignol
8/27/2005	MLS	HC	Helen Chinal
10/30/2000	Hearing N/C	163	PATRIOT
10/26/2000	Misd Hearing		
12/22/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6465		Sq. Ft.	Site		0	70.	0.95	7									429,764				G7	1.	429,800	

Total AC/HA: 0.14842 | Total SF/SM: 6465 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,764 | Spl Credit | Total: 429,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02419806
Const Adj.:	0.99890995
Adj $ / SQ:	127.885
Other Features:	154984
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754465
Depreciation:	9808
Depreciated Total:	744657

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

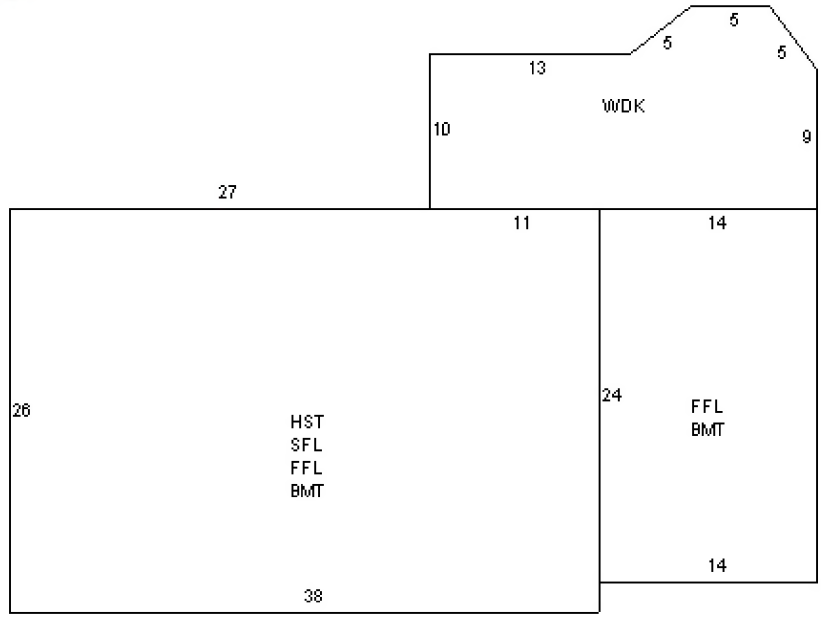
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.09
Special Features:	0	Val/Su Net:	169.10
Final Total:	744700	Val/Su SzAd	265.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,324	38.370	50,796
FFL	First Floor	1,324	127.890	169,320
SFL	Second Floor	988	127.890	126,351
HST	Half Story	494	127.890	63,175
WDK	Deck	274	9.640	2,641
	Net Sketched Area:	4,404	Total:	412,283
Size Ad	2806	Gross Are	4898	FinArea 2806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

178.0-0005-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: